

MINUTES

BOARD OF ADJUSTMENT AND APPEALS

AUGUST 6, 2018

The Board of Adjustment met Monday, August 6, 2018, in the Twin Sisters Conference Room, 385 Kimbark Street at 7:00 p.m. Members present were Shannon Evins, Brian Luther, Pete Modafferi, Linda Witko and Todd Wilderman. Also present were Planning & Development Services Manager Don Burchett and Linda Meade, Recording Secretary.

Ms. Evins, chairperson asked for approval of the April 16, 2018, minutes.

MR. MODAFFERI MADE A MOTION TO APPROVE THE APRIL 16, 2018, MINUTES. MR. LUTHER SECONDED. THE VOTE WAS UNANIMOUSLY IN FAVOR.

Ms. Evins gave an explanation of the Rules and Procedures of the Board.

DV-VAR18-00015 – Adam Skory and Alisha Bangham are requesting a 2’ north side yard setback variance to construct an addition and to expand an existing non-conforming structure at 426 Emery Street.

Mr. Burchett introduced the case, he explained the applicants have had to go before the Historic Preservation Commission, the commission approved their request with some impacts on the design and location of the addition which contributes to their inability to meet setbacks. .

Ms. Ann Marcell, architect for the owners said there will be about an 800 sq. ft. addition including the basement square footage, above ground about 450 above ground. Ms. Witko asked how the roof line will change. Ms. Marcei said in the original historic house side it will be slightly taller than the original house in order to get a full 2 stories. The new addition roof line will be the same. She added the stairs are not code compliant and determines where they can build. Mr. Adam Skory owner, 426 Emery Street, said there were two conditions from the commission. The siding of the addition be visually distinct from the street from the siding of the original structure. And to do the best effort in trying to replicate the style of the original siding whatever is discovered underneath the old siding. Ms. Alisha Bangham said yes, and whatever the size of the siding is.

There was discussion by the Board on the correct variance verbiage for the case.

MR. LUTHER MADE A MOTION TO APPROVE AN EXPANSION OF AN EXISTING NON CONFORMING STRUCTURE AND A REDUCED SIDE YARD SETBACK VARIANCE OF 2’ ON THE NORTH SIDE YARD FOR A 6’ SETBACK FOR THE CONSTRUCTION OF AN ADDITION. MR. WILDERMAN SECONDED THE MOTION. THE VOTE WAS UNANIMOUSLY IN FAVOR.

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Items from the Staff – None.

Items from the Board – Nominations of new Chair positions.

MR. BRIAN LUTHER NOMINATED SHANNON EVINS FOR CHAIRPERSON, MR. WILDERMAN SECONDED. THE VOTE WAS UNANIMOUSLY IN FAVOR.

MS. WITKO NOMINATED BRIAN LUTHER AS VICE CHAIRPERSON, MR. LUTHER SECONDED. THE VOTE WAS UNANIMOUSLY IN FAVOR.

MS. WITKO MADE A MOTION TO ADJOURN AT 7:35 PM, MR. MODAFFERI SECONDED THE MOTION. THE VOTE WAS UNANIMOUSLY IN FAVOR.

Shannon Evins

Chairperson

Linda Meade

Recording Secretary